

Town of Weaverville
Planning and Zoning Board
Minutes – Thursday, February 18, 2021

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 6:00pm on Thursday, February 18, 2021 via a remote electronic meeting.

Present: Chair Gary Burge, Vice-Chair Catherine Cordell, Board Members Rachael Bronson and John Chase, Alternate Member Suzanne Devane, Town Councilmember Andrew Nagle, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Alternate Board Member Bob Pace was absent.

1. Call to Order.

Chairman Gary Burge called the meeting to order at 6:03 pm.

It was noted that alternate member Ms. Devane would be serving as a voting member of the Board due to a currently vacant position on the Board.

2. Approval of the Agenda.

Upon consensus and without objection, Mr. Burge declared the agenda approved as presented.

3. Discussion Related to Code Amendments Associated with 160D.

Ms. Jackson and Mr. Eller provided the Board with an overview of the new proposed Chapter 20 – Planning and Development, Part III – Zoning Regulations. Topics specifically discussed were as follows.

Sidewalk Waivers: Change in existing language proposed in light of broadened sidewalk requirement and to provide appropriate waivers for sidewalk requirements, especially for minor subdivisions, as guidance for the Board of Adjustment. Consensus was achieved to increase the linear distance requirement from 500 feet to 1,500 feet from the existing sidewalk network, a park, a school or the C-1 zoning district.

Traffic Impact Studies: Change in existing language proposed in light of a complicated and outdated ordinance and to provide a simpler regulation. New language had been reviewed by Board Member Bronson and her colleague Colin Kinton of a local traffic planning and design firm.

Conventional and Overlay Districts: Change in existing language proposed in light of 160D compliance, clarity and efficiency and to provide for the inclusion of a manufactured home overlay district.

Conditional Districts: Change in existing language proposed in light of 160D compliance and to delete variables of current ordinance which are largely unused. Consensus was achieved to keep the mailed noticing requirement for community meetings at 200 feet from the subject property, to retain the optional performance guarantee at Town Council's discretion, and to allow final plat approval at staff level.

Special Use Permits: Change in existing language proposed in light of 160D compliance, clarity and efficiency and to provide requisite limitations on conditions and allow minor modifications by staff. Consensus was achieved to retain the optional performance guarantee at Town Council's discretion, and to allow final plat approval at staff level.


Table of Uses: Change in existing language proposed in light of 160D compliance, clarity and efficiency and to provide for the inclusion of a manufactured home overlay district.

Table of Dimensional Requirements: Change in existing language proposed in light of clarity and efficiency and to provide for the inclusion of a manufactured home overlay district.

Additional Standards: Change in existing language proposed in light of 160D compliance, MHO policy decisions, formatting, clarity and efficiency and to provide new standards related to manufactured homes and to add a standard related to home occupations previously found in the definition.

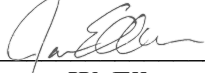
4. Adjournment.

Upon consensus and without objection, Mr. Burge declared the meeting adjourned at approximately 7:05pm.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk